

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R22205

Property Information

property address: 500 E 29TH ST
legal description: CITY OF BRYAN, BLOCK 48, LOT 1-5, PT PRESTON ST ROW
owner name/address: BANKS, PHILIP C & MARTHA
1206 WINDING RD
COLLEGE STATION, TX 77840-4432
full business name: PHILIP C. BANKS, P.C.
land use category: COMM. OFF. type of business: LAW OFFICE
current zoning: RD-5 occupancy status: _____
lot area (square feet): 28,445 frontage along Texas Avenue (feet): 178
lot depth (feet): 115 sq. footage of building: 4329
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): _____ # of stories: 2
type of buildings (specify): WFS
building/site condition: _____
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 30s accessible to the public: ☒ yes ☐ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

• LOOKS AS IF IT COULD POSSIBLY BE A MIXED USE OF
OFFICE + RESIDENTIAL, B/C OFFICE USE IS CERTAIN, IT
THE BASIS OF RESULTS
• 41 MANUAL CAMPAIGN SIGNS